

**CITY COUNCIL AGENDA REQUEST FORM**

Today's date: 11 / 28 / 17

Date of meeting 12 / 6 / 17

*(City Council meetings are held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month.)*

Name of Citizen, Organization, Elected Official, or Department Head making request:

Aaron Qualls

Address: 1123 Lake Street

Phone number and email address: 208.255.1738 / aqualls@sandpointidaho.gov

Authorized by: Aaron Qualls

*name of City official*

*City official's signature*

*(Department Heads, City Council members, and the Mayor are City officials.)*

Subject: Public Hearing - Comprehensive Plan Land Use Map Update

Summary of what is being requested: Take Public Testimony on the Planning Commission

Recommendations to update the Land Use Map in the Comprehensive Plan

**The following information MUST be completed before submitting your request to the City Clerk:**

1. Would there be any financial impact to the city? ☐ Yes ☒ No

If yes, in what way? \_\_\_\_\_

2. Name(s) of any individual(s) or group(s) that will be directly affected by this action:

University of Idaho

Have they been contacted?

**Yes or No**

Yes

3. Is there a need for a general public information or public involvement plan? **Yes or No**

If yes, please specify and suggest a method to accomplish the plan: ☒ Yes ☐ No

See staff report

4. Is an enforcement plan needed? **Yes or No** ☐ Yes ☒ No

Additional funds needed? **Yes or No** ☐ Yes ☒ No

5. Have all the affected departments been informed about this agenda item? **Yes or No** ☒ Yes ☐ No

**This form must be submitted no later than 5 working days prior to the scheduled meeting. All pertinent paperwork to be distributed to City Council must be attached.**

**ITEMS WILL NOT BE AGENDIZED WITHOUT THIS FORM**

# NOTICE OF PUBLIC HEARING COMPREHENSIVE PLAN MAP AMENDMENT

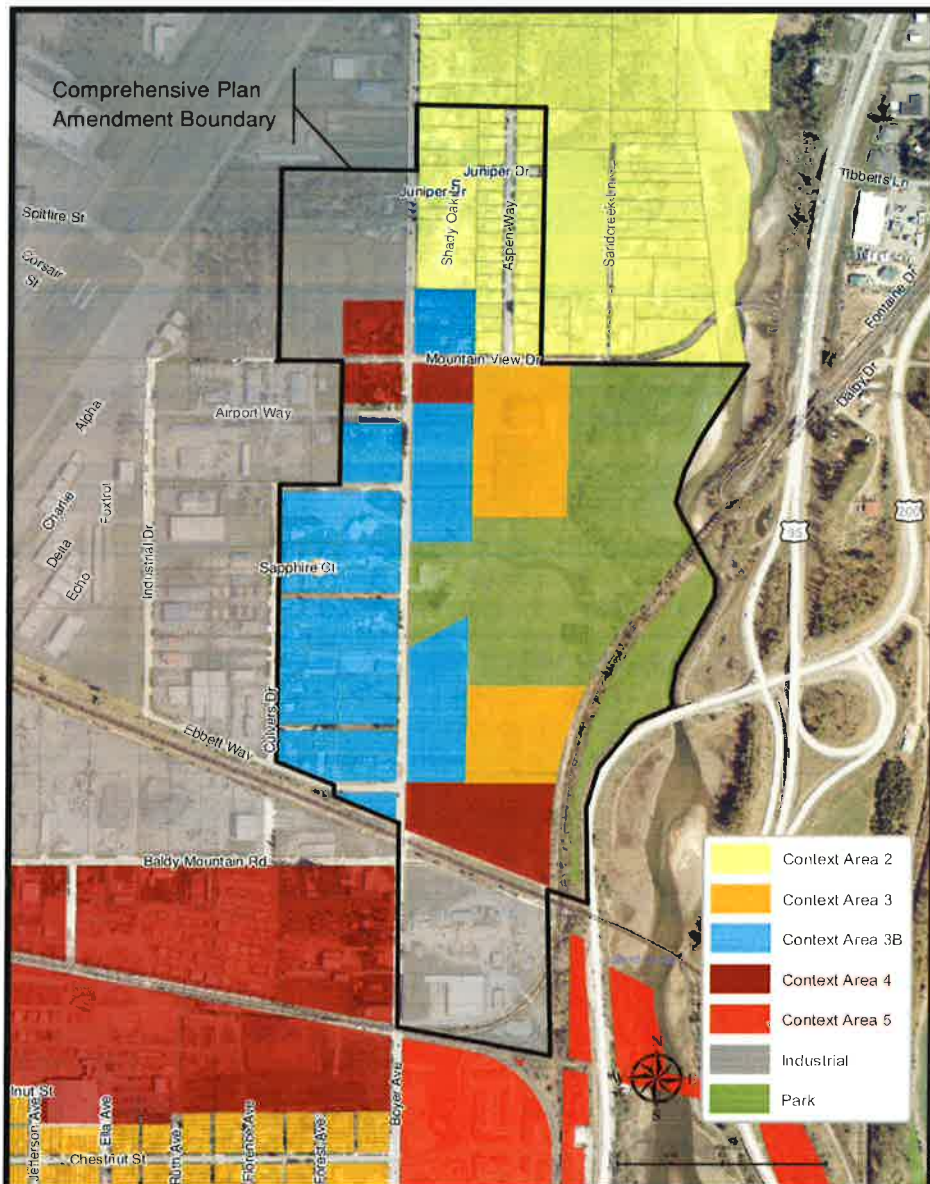
Notice is hereby given that the Sandpoint City Council will hold a public hearing at their meeting on Wednesday, December 6, 2017, at 5:30 p.m. in the council chambers at City Hall, 1123 Lake Street, Sandpoint, ID, to consider the following:

**CP17-01** - The City of Sandpoint will consider the amendment of the Comprehensive Plan land use map in accordance with the provisions of Idaho Code. The proposed area includes the University of Idaho property located at 1904 N Boyer and the surrounding area as denoted on the attached map.

Copies of the draft Land Use Map as proposed, are available for review at the Sandpoint Planning Department or online at <http://www.sandpointidaho.gov>.

Due to time constraints, testimony may be limited to three minutes.

If you require more time, contact the Planning Department at least three days in advance of the hearing. Any written testimony of more than one page to be considered at this meeting must be delivered to the Planning staff six days before the meeting date. Any person needing special accommodations to participate in the above noticed meeting should contact the City of Sandpoint 24 hours prior to the meeting at City Hall, 1123 Lake Street, Sandpoint (263-3370).





## Staff Report

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To: City Council

From: Planning Staff

Report: November 28, 2017

Meeting: December 6, 2017

Item: Public hearing - Comprehensive Plan Update - U of I property and surrounding areas

### General Information

**Requested Action:** Receive public testimony on Planning and Zoning Commission recommended Comprehensive Plan Land Use Map amendments, deliberate, make any further amendments and move to adopt changes. Staff will bring back final map and resolution at subsequent meeting.

**Purpose:** To update the Comprehensive Plan Land Use map for the U of I property and surrounding area given changing circumstances since the last Comprehensive Plan update in 2009.

**Included in Staff Report:**

1. Staff Overview & Background
2. Feedback Summary
3. Land Use Context Area Descriptions (Map Legend)
4. Suggested Motion

**Attached:**

1. Recommended Land Use Map Amendments
2. Written Testimony submitted to date

### 1. Staff Overview & Background

*Idaho Code §67-6508, Local Land Use Planning*, states that it is the Planning Department and Planning Commission's duty to "conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan." The plan should "consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component."

#### Comp Plan Background:

Generally a long range (typically 20-year) vision, a comprehensive plan is a broad articulation of the conditions and objectives that will guide future growth of a city. As such, a comprehensive plan does not operate as legally controlling zoning law, but rather serves to guide and advise

appointed and elected officials responsible for making zoning decisions.

At the time the 2009 Sandpoint Comprehensive Plan was adopted, the area under consideration for updating (see attachment 1) was also being considered for a University of Idaho Extension Campus, a new High School and an extension of Baldy Road for connection to Highway 2. The resulting Land use map within the Comprehensive Plan designates the central 77 acre University of Idaho owned parcel as Context Area 5:

*CA-5 areas are envisioned as the primary commercial centers of the city, similar in urban pattern to CA-4 but with additional density in the form of scaled multi-story buildings housing shops and stores on the ground floor, offices on the second floor, and remaining floors dedicated to condos and apartments. CA-5 areas are envisioned as safe, pedestrian friendly and attractive places, drawing visitors and residents for community events, public art, shopping, dining and entertainment.*

*Today, Sandpoint's downtown comes closest to exemplifying the CA-5 pattern.*

Surrounding this central parcel, the comprehensive plan primarily designates the future land use as Context Areas 2 and 3 (a mixture of single and multifamily areas - see abbreviated Context Area definitions below).

#### **University of Idaho Research and Extension Center Background:**

Established in 1912, the Sandpoint Research and Extension Center was gifted to the University for agricultural education and research purposes by T.J. Humbird of the Humbird Lumber Company. At the September 6<sup>th</sup> 2017 City Council Meeting, the University announced plans to release interest in this 77 acre parcel—the last contiguous parcel of this size centrally located within the City—and has expressed their desire to do so in a way that aligns with priorities of the City of Sandpoint.

#### **Comp Plan Amendment Process:**

Since the joint meeting with the City Council and the University of Idaho on Sept. 6<sup>th</sup>, the Planning Commission has held two public workshops, one site tour and a public hearing in order to solicit feedback regarding future land use for the UofI property and surrounding areas. On Nov. 11<sup>th</sup>, the Planning commission recommended the changes as shown in attachment 1. Additional information about the process can be found here: <http://sandpointidaho.gov/uofi>.  
Timeline summary:

9/19/17 – Workshop 1  
9/27/17 – Site Tour of Area under Consideration  
10/17/17 – Workshop 2  
11/14/17 – Public Hearing – Planning Commission (recommendation)  
**12/6/17 – Public Hearing – City Council (decision) <We are here**

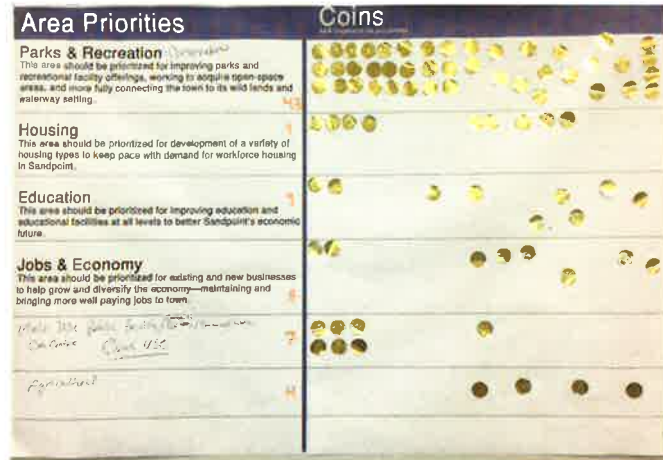


## 2. Feedback Summaries

### Feedback Summary -Workshop 1

At the first Planning Commission Workshop, participants were organized into 8 small teams and invited to determine priorities for the surrounding area under consideration. Each team was given 10 coins. Results are below:

Results of group discussion on area priorities		
	Count	Percentage
Parks and Rec	43	54%
Housing	9	11%
Education	9	11%
Jobs and Economy	8	10%
Multi-use Public facility	7	9%
Agriculture	4	5%
Total	80	100%



Team Captains were then invited to speak about their group priorities:

Comments from team captains about their groups priorities	
<b>Group 1</b>	Priority 1 Parks and Rec, Priority 2 Housing. Open to mix of uses on the property.
<b>Group 2</b>	Priority 1 Parks and Rec, Priority 2 Housing, Priority 3 Economy. Understand need for mixed use on property. Discussed trouble finding rentals and a desire to retain students after school.
<b>Group 3</b>	Priority 1 Parks and Rec, Priority 2 split between Economy and Education
<b>Group 4</b>	Priority 1 Parks and Rec, Priority 2 Housing, Priority 3 Education.
<b>Group 5</b>	Priority 1 Parks and Rec/ Multi use, Priority 2 Housing. Group had lots of interest in housing. Group was open to multiple uses for the property.
<b>Group 6</b>	Priority 1 Multiuse facility , commercial kitchen, rec center, preserve open-space and public use.
<b>Group 7</b>	Priority 1 Parks and Rec, Priority 2 Education. Welcome multiple uses on property but not sure what it would work out like.
<b>Group 8</b>	Priority 1 Parks and Rec, Priority 2 Housing. Evenly spread remainder among other categories

**Feedback Summary – Site Tour**

During the site tour, participants were invited to fill out comment cards. The total number of comment cards received were 18 and summarized below:

<p><b>Recreational Comments:</b></p> <ul style="list-style-type: none"> <li>• Bicycle, Fat Bikes</li> <li>• Cyclocross</li> <li>• XC-Sking</li> <li>• Dog Park (2 acres South side of property)</li> <li>• Paved and dirt trails</li> <li>• Preserve waterfront</li> <li>• Leave whole property open space/rec</li> <li>• Recreation Center</li> <li>• Driving range</li> <li>• Community garden</li> </ul> <p><b>General Site questions:</b></p> <ul style="list-style-type: none"> <li>• How much?</li> <li>• EPA Involvement prior to sell?</li> <li>• Should Utility Companies provide input?</li> </ul> <p><b>Development Comments:</b></p> <ul style="list-style-type: none"> <li>• Retail would compete with downtown.</li> <li>• Some recreational set aside the rest intensive mixed use</li> <li>• No high-density housing</li> <li>• Maybe clustered housing; artist studios with housing above</li> </ul>	<ul style="list-style-type: none"> <li>• Develop recreational around retail and light industrial; North zoned residential</li> <li>• Retain a majority of land for recreation; rec center. Not opposed to some housing or light commercial development.</li> <li>• Keep back with creek and trees as open space; Development on Boyer and the tracks &amp; Mt. View is feasible.</li> <li>• Any development would be on the perimeter but not all, housing and light industrial kept to a minimum.</li> <li>• Use local tax option to maintain.</li> <li>• Some intense high-density condos is needed as well as rec center.</li> <li>• Keep as tech training and Agricultural</li> <li>• Keep ½ property undeveloped</li> <li>• Civic and recreational use is ideally situated for this central parcel with well-integrated housing and other mixed uses including the historical agricultural heritage.</li> <li>• The community envisions centrally located Civic and recreational use rose to the top of priorities but with housing an other uses mixed in.</li> </ul>
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### Feedback Summary – Workshop 2

Participants at the second workshop broke into 5 groups to engaged in a mapping exercise using Comprehensive Plan Land Use context tiles with the resulting maps.

**Table 1**



**Table 2**





**Table 3**



**Table 4**





**Table 5**



### 3. Land Use Context Area Descriptions (Map Legend)



**CA-2:** Lowest density development characterized by Sandpoint's historic single-family neighborhoods built upon traditional street grid patterns with active alleys, an urban forest, variety of housing, and walkable streets.



**CA-3:** Higher density development through the use of smaller lot sizes, smaller setbacks, and more units per lot – residential uses only.



**CA-3B:** Identical to CA-3 development patterns but incorporates mixed-use, neighborhood-compatible retail (salons, coffee shops, etc.).



**CA-4:** Similar to CA-3B with increased density by emphasizing two and three story mixed-use and attached townhome-style residences. Vibrant secondary centers of commercial, office, and residential development.



**CA-5:** Primary commercial centers of the city. Similar to CA-4 but with additional density in form of scaled multi-story buildings with stores on the ground floor and residential above.



**Industrial:** Ranging primarily from light to medium manufacturing, industrial areas may also contain general commercial services. Heavy industrial uses are not allowed within Sandpoint City limits.



**Parks:** Public-access areas such as youth-oriented features, neighborhood or "pocket" parks, public boat slips, ice-skating, municipal golf, indoor sports facilities, trails for various user groups and additional shoreline greenbelt areas.



**Agriculture:** The use of land for commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees or livestock.

#### **4. Suggested Motion**

“I move the Sandpoint City Council, after consideration of the relevant standards of *Idaho Code*, approve the proposed amendments to the Comprehensive Plan Land Use Map as discussed and agreed upon.”





# Kinnikinnick Native Plant

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P O Box 1092, Sandpoint, ID 83864  
[NativePlantSociety.org](http://NativePlantSociety.org)

October 17, 2017

Planning and Zoning Commission  
City Council  
City of Sandpoint  
1123 Lake Street  
Sandpoint, ID 83864

Re: Sensitive Flora of the University of Idaho property on N. Boyer

Dear P&Z Commission, Mayor and City Council,

Thank you for involving the public in decisions affecting the future of the University of Idaho property on N. Boyer.

The future of this property will affect many in the Sandpoint area. Two organizations, Kinnikinnick Native Plant Society and Master Naturalists are focused on a small portion of the property, which is near Sand Creek, because it has great ecological value.

In spring, 2017, members of both the Kinnikinnick Native Plant Society and Master Naturalists searched the wetlands on the University of Idaho property near Sand Creek for sensitive plants. These are plants that are not found broadly, are registered in the Idaho's Natural Heritage database and are considered worthy of protection. This was a follow up to the Kaniksu Land Trust Bioblitz the previous year. Three were found. They are: *Thalictrum dasycarpum* (purple meadowrue), *Viburnum opulus* var. *americanum* (American cranberrybush) and *Sanicula marilandica* (Maryland sanicule/black snakeroot).

Highbush cranberry (*Viburnum opulus* var. *americanum*) - NatureServe is the international organization that tracks the conservation status of all known plant species. The NatureServe Explorer lists this species as SX for Idaho, meaning that species is presumed extirpated (eliminated) from the state. New populations (including the population on the U of I Sandpoint property) have been recently discovered within the state that will hopefully result in an upgrade of the species status for the state. It warrants protection as more is learned of it.

Purple meadowrue (*Thalictrum dasycarpum*) - Idaho Native Plant Society's Rare Plant Conference reviewed the conservation status of this species within the state and determined the species should be ranked as S1 (critically imperiled - the rarest category for a plant species). This species was only known from seven populations until the discovery of the population on the U of I Sandpoint property. The U of I Sandpoint population is the largest and healthiest population within the state.

Black snakeroot or Maryland sanicle (*Sanicula marilandica*) - Idaho Native Plant Society's Rare Plant Conference reviewed the conservation status of this species within the state and determined the species should be ranked as S3 (vulnerable - meaning it's rare within the state). This species has just over 30 known populations within the state - all from Boundary, Bonner, and Kootenai counties.

As you are very aware, the U of I property has a 'high,' flat plateau, with a steep slope on its east side, and a low, wet area near Sand Creek and the 'lake.' Retaining the existing trees and foliage on the steep slope is important for the creek and wet areas below. It prevents erosion, and sediment contaminating the creek. The wet areas, which have the wealth of native flora that typify that ecosystem, are fragile. Human traffic will be very destructive. That too can impact water quality, as well as degrading the most urban, healthy wetland currently in Sandpoint.

As a result we strongly recommend:

1. The contemplated trail be built on the edge of the flat plateau adjoining, but not on, the steep slope.
2. Vegetation on the slope be preserved, including minimizing its use by people on foot or wheels.
3. The wet, low areas be carefully protected, and serve an educational purpose with professionally conducted, infrequent field trips.

Sincerely,

Kenneth Thacker  
Kinnikinnick Native Plant Society President

**Oct 10, 2017**

**Sandpoint Planning and Zoning Commission  
Sandpoint City Hall  
1123 Lake Street  
Sandpoint, ID 83864**



**To whom it may concern:**

**I am writing on behalf of the Inland Empire Christmas Tree Association (IECTA) in support of protecting and maintaining the Grand fir and Corkbark fir Seed Orchards which are located at the University of Idaho research station in Sandpoint, ID. These seed orchards, which were established in 1983 and 2000, respectively, are not found anywhere else in the U.S., and offer the best genetic Christmas tree characteristics for these two species of trees, including disease resistance, needle retention and beauty. These majestic trees also provide a beautiful park-like setting for the residents of Sandpoint to enjoy walks, picnics, and bike rides.**

**The members of our organization are very dedicated to the upkeep of the seed orchards. We annually schedule workdays for the membership to maintain the orchards and help keep the grounds in good condition. We have also provided interpretive signs for each orchard outlining the research that was conducted to provide these exceptional trees and explaining how the seed is used to provide quality seedlings.**

**We support the protection and management of these seed orchards for the benefit of IECTA, the public and the City of Sandpoint. As far as we know, this grand fir seed orchard is the only one of its kind in the country, and the seed from it is highly sought after by Christmas tree growers from coast to coast. From our perspective, these orchards provide some of the best seed in the country, and at the same time bring a beautiful green area to enjoy for all those who visit.**

**In closing, we desire to be an active partner with the City of Sandpoint to protect the seed orchards and provide an open space valuable to the many that reside in and visit Sandpoint. It would be unfortunate to lose this valuable resource in which years of effort and funding have been invested.**

**Thank you for your consideration of the IECTA views and concerns for this important property.**

**Sincerely,**

*Paul Brusven*

**Paul Brusven, IECTA President  
Spring Valley Family Tree Farm  
819 South Meadow Street.  
Moscow, ID 83843  
(208) 882-0171**



From: webmaster@cityofsandpoint.com  
Subject: Sandpoint, ID: Website Planning Form Submission  
Date: November 27, 2017 at 8:49 PM  
To: cityplanning@sandpointidaho.gov



A new entry to a form/survey has been submitted.

**Form Name:** Contact Us (Planning)  
**Date & Time:** 11/27/2017 8:49 PM  
**Response #:** 92  
**Submitter ID:** 6702  
**IP address:** 104.240.22.164  
**Time to complete:** 7 min. , 25 sec.

#### Survey Details

##### Page 1

Fields marked by asterisks (\*) are required.

<b>Name*</b>	Steven Tallman	<b>Email Address*</b>	algomaspur@yahoo.com
<b>Phone Number</b>	Not answered	<b>Address</b>	3002 Kelrose lane
<b>Address 2</b>	Not answered	<b>City</b>	Sandpoint
<b>State</b>	Idaho	<b>ZIP Code</b>	83864

**Comments\***

As a homeowner in the area of the UI land and a father of two young children. I think a Rec center like the Kroc center in Coeur d' alene and a park next door with a running trail or bike path that links up to the existing one at the end of Sand Creek lane. And some light residential units would be neat. Thanks so much for spending the time to read this.

Thank you,  
Sandpoint, ID

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

U of I Area Comprehensive Plan Update  
COMMENT SHEET

NAME STEVE SANCHEZ (PLEASE PRINT CLEARLY)  
ADDRESS 967 KERRY MTS RD  
CITY/STATE/ZIP HOPE ID 83836  
U of I Site Tour:

Please fill in the comment area below.

<sup>SKIN</sup>  
BICYCLE, CYCLOCROSS, XC AND FATBIKES USE AND LOVE  
THIS PROPERTY YEAR ROUND! PLEASE ~~CONSIDER~~ CONSIDER THESE  
RECREATIONAL USES AS A GREAT ASSET TO THIS COMMUNITY!

**U of I Area Comprehensive Plan Update  
COMMENT SHEET**

(PLEASE PRINT CLEARLY)

NAME Margie Corcoran  
ADDRESS 451 SHERWOODS RD  
CITY/STATE/ZIP Sage ID  
U of I Site Tour:

Please fill in the comment area below.

WOULD LOVE PUBLIC ACCESS  
& OFF LEASH DOG PARK (NEAR TRAIN)  
Paved & DIRT TRAILS



U of I Area Comprehensive Plan Update  
COMMENT SHEET

(PLEASE PRINT CLEARLY)

NAME

1021 A. S. R. R.

ADDRESS

314 Forest

CITY/STATE/ZIP

Sand Point

U of I Site Tour:

Please fill in the comment area below.

How much is the property?

**U of I Area Comprehensive Plan Update  
COMMENT SHEET**

(PLEASE PRINT CLEARLY)

NAME

DENNIS McNEELY

ADDRESS

351 S. JACKSON ROAD, SANDPOINT ID 83864

CITY/STATE/ZIP

U of I Site Tour:

Please fill in the comment area below.

- ① Will there be EPA involvement prior to Bidding?
- ② HAVE ANY UTILITY COMPANIES BE APPROACHED FOR COMMENT OR ASSESSING?
- ③ ANY RETAIL WOULD COMPETE WITH DAWN TOWN!

U of I Area Comprehensive Plan Update  
COMMENT SHEET

(PLEASE PRINT CLEARLY)

NAME

Steve Lockwood

ADDRESS

413 St Clair

CITY/STATE/ZIP

Sandpoint ID 83864

U of I Site Tour:

Please fill in the comment area below.

Preserve the waterfront as public - protect sensitive  
plants. Some recreation accessible to all incomes.  
The rest of rather intensive mixed use.



U of I Area Comprehensive Plan Update  
COMMENT SHEET

(PLEASE PRINT CLEARLY)

NAME ERICKA MATSSON  
ADDRESS 165 MEADOWVIEW  
CITY/STATE/ZIP SARASOTA FL 34238  
U of I Site Tour:

Please fill in the comment area below.

I AM ADVOCATING FOR AN OFF LEASH DOG PARK ON THE SOUTH SIDE OF THE PROPERTY. ABOUT 2 ACRES CAN BE FENCED AND LINED WITH TREES. THIS WOULD SCREEN THE RR TRACKS FROM ANY POTENTIAL DEVELOPMENT. I WILL WORK WITH ANY ENTITY TO MAKE THIS HAPPEN. I AM A MEMBER OF A GROUP SET UP FOR THIS PURPOSE.

**U of I Area Comprehensive Plan Update  
COMMENT SHEET**

(PLEASE PRINT CLEARLY)

NAME

Denise Dyane

ADDRESS

816 N. DIVISION

CITY/STATE/ZIP

83864

U of I Site Tour:

9/27/2017

Please fill in the comment area below.

Please keep half/some of it green, not  
developed, any further for an outdoor  
recreation area WITHIN CITY LIMITS.  
So many kids (both young and old) use this area for  
x-Country skiing, biking, hiking, ~~fest~~ Bike Races for

Non-profits, such as Awareness of Autism,  
and so much more.

THANK you!

**U of I Area Comprehensive Plan Update  
COMMENT SHEET**

(PLEASE PRINT CLEARLY)

NAME JAMES MATLOSZ  
ADDRESS 14 MIRAMOUNT BEACH RD  
CITY/STATE/ZIP ROOTENAI, ID 83840  
U of I Site Tour:

Please fill in the comment area below.

PLEASE LEAVE - AS OPEN USABLE  
RECREATION SPACE -



U of I Area Comprehensive Plan Update  
COMMENT SHEET

(PLEASE PRINT CLEARLY)

NAME Kristen Meshberg  
ADDRESS 951 McInnes Rd  
CITY/STATE/ZIP Sandpoint ID 83864  
U of I Site Tour: 9.27.17

Please fill in the comment area below.

This property is a valuable addition to our town.  
The cyclocross ~~is~~ course is a national level course  
and a really cool thing for our community  
In the winter - the groomed x trails are lovely. To  
lose public access would be terrible

**U of I Area Comprehensive Plan Update  
COMMENT SHEET**

(PLEASE PRINT CLEARLY)

NAME

JASON MESHBERG.

ADDRESS

951 MCGHEE RD S.P.

CITY/STATE/ZIP

SP ID 83864

U of I Site Tour:

9-27-17

Please fill in the comment area below.

On-site recreation upon SPACE ARE  
Critical to this area. XC runners, downhillers, & our  
Beloved Cyclocross race, which could draw national  
attention with a few more years. I would discourage  
any High Density housing. Planning on following this process  
& hopeful a Foundation could assist this.

**U of I Area Comprehensive Plan Update  
COMMENT SHEET**

NAME Steve York (PLEASE PRINT CLEARLY)

ADDRESS 1518 Larch

CITY/STATE/ZIP Sandpoint Id 83864

U of I Site Tour:

**Please fill in the comment area below.**

This Area is an amazing space that needs to be managed  
for Recreation uses. A "KROCK" type center would be great  
and Kayak/Canoe put in.

U of I Area Comprehensive Plan Update  
COMMENT SHEET

(PLEASE PRINT CLEARLY)

NAME

Bob Staggs

ADDRESS

432 S Florence

CITY/STATE/ZIP

Sandpoint

U of I Site Tour:

Please fill in the comment area below.

Having the driving range here has been great. I hope there will be one in the future. Thanks

F.Y.I. besides the range at Idaho Club

This is only one for many miles. Or just make it one great Park. We only have one chance to do it right.



U of I Area Comprehensive Plan Update  
COMMENT SHEET

(PLEASE PRINT CLEARLY)

NAME Steve Meyer  
ADDRESS 432 Lakeview Blvd.  
CITY/STATE/ZIP Sandpoint, ID 83864  
U of I Site Tour: Steve@pawline.com

Please fill in the comment area below.

Please develop the space to include some recreational  
areas around the retail and light industrial to the  
south end. The north end could and should be zoned  
for residential. - Recreation trails throughout.

**U of I Area Comprehensive Plan Update  
COMMENT SHEET**

(PLEASE PRINT CLEARLY)

**NAME**

Judy York

**ADDRESS**

1518 Larch St

**CITY/STATE/ZIP**

Sandpoint ID 83864

**U of I Site Tour:**

**Please fill in the comment area below.**

Please retain a majority of this land for recreation, which can include a nice indoor rec center like the Crox Center in combination with outdoor recreation. Not opposed to some housing or light commercial development.

**U of I Area Comprehensive Plan Update  
COMMENT SHEET**

(PLEASE PRINT CLEARLY)

NAME

Susie Kulbicki

ADDRESS

P.O. Box 142

CITY/STATE/ZIP

Dover ID

U of I Site Tour:

Please fill in the comment area below.

Keep the property natural for the most  
part using it for trails, community gardens  
and possibly a recreation center.

Maybe have some small clustered housing, or maybe  
have artist studios with housing above.

Ideally the property could be owned  
by the city.

U of I Area Comprehensive Plan Update  
COMMENT SHEET

(PLEASE PRINT CLEARLY)

NAME

Denise Dyane

ADDRESS

816 N. DIVISION

CITY/STATE/ZIP

83864

U of I Site Tour:

Please fill in the comment area below.

Back part with trees and creek.

When Memorial Field is paid off, any extra \$\$\$'s go to Dept Parks & Rec, correct?

Continue that 1% tax ~~(another tax)~~ local option tax to pay for maintenance on this property.

to keep it as an outdoor rec  
area. Development on Boyer &  
the tracks, Mt-View is feasible.

Thank you.



U of I Area Comprehensive Plan Update  
COMMENT SHEET

(PLEASE PRINT CLEARLY)

NAME

Deborah Staggs

ADDRESS

432 S. Florence Ave.

CITY/STATE/ZIP

Sandpoint, ID 83864

U of I Site Tour:

Please fill in the comment area below.

Retain the established groves!

Personally, I would like to see as much space as possible preserved or used for a park and recreation and open space. Any development would be on the perimeter but not necessarily all of the perimeter.

I'd like to see the bike & ski trails kept, as well as the driving range. Preserve public access to the waterfront, too.

Any housing kept to a minimum. Light industrial to a minimum.  
NO RETAIL!! Keep as many trees as you can!

**U of I Area Comprehensive Plan Update  
COMMENT SHEET**

(PLEASE PRINT CLEARLY)

NAME Peter KRIZ  
ADDRESS 501 S. 4TH AVE.  
CITY/STATE/ZIP SANDPOINT ID 83864  
U of I Site Tour:

Please fill in the comment area below.

This is the last large developable lot in Sandpoint. It ~~will~~ represents the last greatest opportunity to brand the city according to our collective vision. We ought to purchase this lot. We should use the taxing facility used by the Stadium, a project that benefits only a fraction of what this can. Narrow the facility or layer on top of it a summer tax on those who most intensively use Sandpoint.

We can then develop it at our pace, parsing out as we need.

We clearly need intensive use to max tax revenues. We also need a community center for our growing elderly & family populations. We should keep as much of nature as possible. And more intensive housing (condos high density) is needed as well.

Once sold, we lose all control and become <sup>beegars @ the table</sup> effectively buy it! ☺

**U of I Area Comprehensive Plan Update  
COMMENT SHEET**

(PLEASE PRINT CLEARLY)

NAME Janet Conlin  
ADDRESS 4229 Sandy Dr  
CITY/STATE/ZIP Cocoa, FL 32913  
U of I Site Tour:

Please fill in the comment area below.

Not high density homes

Tech training & Ag parks

**SANDPOINT PLANNING COMMISSION MEETING  
5:30 P.M. CITY HALL COUNCIL CHAMBERS  
MINUTES OF NOVEMBER 14, 2017**

**COMMISSION MEMBERS PRESENT:** Tom Riggs, Cate Huisman, Collin Beggs, Tom Russell, Mark Remmetter

**COMMISSION MEMBERS ABSENT:** Yuri Simon, Danny Strauss

**STAFF MEMBERS PRESENT:** Planning & Community Economic Director Aaron Qualls, Planner Melissa Bethel (minutes), City Attorney Scot Campbell, City Administrator Jennifer Stapleton

Chairman Riggs called the meeting to order at 5:30 p.m.

**Matters from the Public:** None

**Approval of the Consent:**

Commissioner Huisman moved and Commissioner Russell second to approve the minutes of October 17, 2017. **Motion passes unanimously.**

**Public Hearing:**

**CP17-01** - The City of Sandpoint will consider the amendment of the Comprehensive Plan land use map in accordance with the provisions of *Idaho Code*. The proposed area includes the University of Idaho property located at 1904 N Boyer and the surrounding area as denoted on the attached map.

Staff presentation:

Qualls advised City officials met with representatives from the Lor Foundation and they have invited the City to present a proposal to the Foundation in March. Qualls stated the process will be community driven.

Qualls explained the public process to date.

Qualls explained to the Commission the southern area of the U of I property has been discussed as a future site for a community recreation center. Qualls stated the area has a mixture of three different context areas and based on previous designs for a recreation center there is concern some of the area designated as context area CA3 would be needed for the center and does not allow for that use. He stated the Commission might want to expand the CA3B or CA-4 north.

Qualls also pointed out the area south of the tracks is currently proposed as industrial but the commission might want to look at a CA4 which allows for a mixture of commercial and industrial uses.

Qualls reviewed the proposed changes to the Land Use Map.

Commissioner Huisman clarified the difference between the CA3-B and CA4.

Chairman Riggs opened the public hearing:

Public Testimony:

Richard Kuhnel: Mr. Kuhnel stated he is speaking to only the U of I property. He stated the City has a unique opportunity to develop an ecological orientated and economic viable development. He stated a developer he would be limited by the proposed blocks of Context Areas.

Deb Ruehle: Ms. Ruehle spoke as a resident and stated as a user of the property the area of the birch trees are iconic and would hate to see them lost.

Rick Price: Mr. Price spoke on behalf of the Sandpoint Nordic club. He stated the property has been used for the last 5 years as a nordic center average 2500 ski visits a year. Mr. Price stated the location is key and the proposed plan would cut the 4 kilometers of trail in half.

Fred Omodt: Mr. Omodt inquired if the public will have the option to view the presentation to the Lor Foundation. Qualls stated the community will be involved and the presentation will include the Community's vision.

Bob Anderson: Mr. Anderson inquired how many units could be developed under the comprehensive plan designations. Qualls explained zoning densities and clarified affordable housing.

Jim and Linda Wandler: The Wandlers stated they own the property on the west side of Boyer Avenue which was going to be developed as multi family, but is now proposed to be designated as Industrial. They stated with all the development and improvements happening in the area they would request the Commission consider changing the designation on the west side of Boyer to a multifamily designation.

Qualls indicated the area west is in the airport overlay and currently zoned industrial although the comp plan envisions it as multifamily.

Jake Humble: Mr. Humble stated knowing there is a shortage of affordable and multifamily homes is anyone looking at tiny homes. Qualls explained the City has Cottage Development, Accessory Dwelling Unit and Planned Unit Development Ordinances.

Pat Rademacker: Mr. Rademacker discussed the train traffic speed, increase in waiting times and the increase in traffic back up any new development will bring in that area.

Commissioner Beggs stated since the process has started, the mind set and what the potential for the property has changed with the entrance of the Lor Foundation.



Commissioner Beggs stated open space has been a clear priority of the public. Qualls stated there has never been a guarantee the City would get the property and it is still not a certainty.

Chairman Riggs closed the public hearing:

Planning Commission Discussion:

Chairman Riggs stated whether or not the City obtains the property, housing was still a priority in addition to open space.

Commissioner Huisman stated she is not sure even if the U of I property became a park, it would be the best use of the property.

Commissioner Russell inquired what the City plans to do if it was able to purchase the U of I property. Qualls stated that would all be part of the public vision.

Qualls stated this process is long range planning and the planning is broad based. There is no guarantee regarding the funding for the U of I property.

Chairman Riggs stated the Commission needs to move forward with what is before them tonight, all the other information is not a guarantee.

Commissioner Remmetter inquired the percentages of context areas. Qualls gave percentages of context areas for total property in question with 38% parkland being the highest.

The Commission discussed context areas and timeliness of protecting certain areas such as the trees on the U of I property.

The Commission discussed the intent of U of I and the reason for the process. Mark Remmetter stated with the percentages Qualls presented he is comfortable with the amount of green space and multifamily housing and the proposed land use map as presented makes sense.

Commissioner Russell suggest the CA3 area on the northern end of the U of I property be orientated along Mt View road to help with development and expansion of utilities. He stated it also addresses concerns from neighbors across the street that the zoning would be commercial and not residential.

**The Commission agreed to change the rectangle CA3 area on the northern end of the U of I property to lay facing Mt. View road and shorten it to a polygon so as to protect the grove of birch trees.**

Chairman Riggs suggested changing the land locked area between the RR tracks on the southern end from Industrial to CA4 to allow more commercial development opportunities.

**The Commission agreed to change the area on the southern end between the RR tracks from Industrial to CA4.**

Commissioner Huisman suggested the CA3B portion of the southern area of the U of I site be enlarged to accommodate the concerns regarding the potential for a Recreation Center site. **The Commission agreed to enlarge the CA3B area to accommodate the potential for a Recreation Center on the southern end of the U of I property.**

Chairman Riggs clarified the changes to the Land Use Map as agreed upon by the Commission.

**Motion:**

Commissioner Huisman moved and Commission Beggs second after consideration of the relevant standards and Idaho Code recommend the City Council approve the proposed amendments to the Comprehensive Plan Land Use Map as discussed and agreed upon at his meeting (and shown in bold in the above minutes). **Motion passes unanimously.**

**Matters from Staff:**

**ADJOURNMENT:** The meeting adjourned at 7:10

# Comprehensive Plan Amendment Boundary

